



YOUNG SHIRE COUNCIL

FIRE SERVICE CONNECTIONS POLICY

NO 88

DATE ADOPTED: 21/8/13

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1 INTRODUCTION/BACKGROUND

Fire services are privately owned assets, which are directly connected to Council's water supply and installed to be used for the sole purpose of extinguishing fires, or to provide fire suppression capability to a property. Buildings require fire protection provided by either a public fire plug/hydrant or private fire/sprinkler service.

Fire services typically include one or a combination of:

- Fire hydrants (for use by a fire brigade)
- Hose reels
- Automatic fire sprinkler systems
- Private fire hydrants and hose reels and fire sprinklers.

The NSW Environmental Planning & Assessment Regulation 2000 requires that *"the owner of a building, to which an essential fire safety measure is applicable, is required to maintain each essential fire safety measure in the building"*. Failure to comply with this legislation can lead to significant fines and possibly serious legal ramifications for those responsible.

2 PURPOSE/OBJECTIVES

- To provide the requirements for fire services to be eligible for a reduced access charge on the basis that the service is for the sole purpose of fire fighting.

3 STATEMENT

- A. No water should be used through the fire service other than as the result of a fire.
- B. Fire services are required on all industrial and commercial properties and some larger residential properties.
- C. During testing, care should be taken to conserve water where possible.
- D. If the fire service is metered, it cannot be used as a supplementary water supply.
- E. The misuse of fire services can:
 - impact the significant loss of water pressure in the system needed to fight a fire,
 - impact in the significant loss of water pressure for surrounding properties within a supply zone,
 - cause a leak in the fire service which poses public safety risk as it may undermine road foundations.
 - increase the risk of contamination of the drinking water supply due to the potential for a backflow incident where toxic chemicals may enter the water supply system.

4 POLICY

4.1 Conditions

- A. Council will allow unmetered water connections for fire services, only if the operating demand, when they operate, will not damage Council's water system or affect other customers' services.
- B. Unmetered water connections for fire services must only be used for fire fighting and system testing and servicing.
- C. Unmetered water connections that supply fire sprinklers, hydrants or drenchers must not be connected to any other domestic or commercial water using fixture, including fire hose reels.
- D. Shared water connections for water and fire services are not permitted.
- E. Water used by hose reels will be metered.
- F. Fire fighting appliances (fire hose reel and/or hydrant) must comply with current fire regulations.

- G. Council shall indicate the size and type of fire service required to protect a building and meet the relevant Australian Standard.

4.2 Maintenance and responsibilities

- A. It is the fire service holder responsibility to maintain fire services.
B. Fire services must operate effectively in an emergency situation.
C. The fire design system is to include all obligatory features called for in *AS1851-2005 (Maintenance of Fire Protection Systems and Equipment)* and/or subsequent versions of *AS1851*.
D. The fire service holder is responsible for ensuring the fire service meets the performance requirements specified in the relevant Australian Standard.
E. Fire services must be tested periodically in accordance with Australian Standard *AS1851*.
F. The fire service holder is responsible for the repair of a fire service leak and all costs associated resulting from the leak.
G. Should the fire service connection require upsizing or removal, an application shall be submitted for approval.

5 RESPONSIBILITY

Young Shire Council through its Utility Services Department is responsible for reviewing this policy. Review is recommended every four years or when changes in legislation deem it necessary.

6. RELEVANT LEGISLATION

This is a Policy document following regulations and documentation from:

- *NSW Plumbing Code,*
- *The Local government Act 1993,*
- *The Local Government (Water Services) Regulation 1999,*
- *The NSW Environmental Planning & Assessment Regulation 2000,*
- *The Plumbing Code of Australia (PCA),*
- *The Water Supply Code of Australia 2002 (Second Edition),*
- *Water management Act 2000.*

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